



Columbia County Planning Commission  
Proposed Agenda for May 5, 2016 at 6:00 P.M.  
Evans Government Center Auditorium  
Evans, Georgia

Planning Commissioners:

Countywide - Jim Cox

District 1 – Chris Noah

Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.

District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION ..... Chairman Cox
- C. PLEDGE OF ALLEGIANCE..... Chairman Cox
- D. ROLL CALL / QUORUM ..... Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING ..... Chairman Cox
  - 1. March 17, 2016
  - 2. April 21, 2016
- F. APPROVAL OF THE AGENDA ..... Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA ..... Chairman Cox
  - 1. Unfinished Business ..... Chairman Cox
    - a. Rezoning
      - 1. None
    - b. Variance
      - 1. **VA15-05-02, (Public Hearing)**, Variance to Section 90-135 *Increase the Permitted Structure and Sign Face Area*, Tax Map 072 Parcel 224, 1.26+/- acres, located at 4403 Washington Road. Commission District 1. **Staff Assignment, Danielle Bolte. (Tabled from the 4/21/16 PC Meeting)**
      - 2. **VA15-05-03, (Public Hearing)**, Variance to Section 90-135, *Increase the Permitted Structure and Sign Face Area*, Tax Map 078 Parcel 060B, 0.90+/- acres, located at 695 Fury's Ferry Road. Commission District 1. **Staff Assignment, Danielle Bolte. (Tabled from the 4/21/16 PC Meeting)**
  - 2. New Business ..... Chairman Cox
    - a. Conceptual Plan
      - 1. **Avenel Place**, located off of Furys Ferry Road, zoned T-R (Townhome Residential), 43 lots, 5.75 +/- acres, Tax Map 081A Parcel 048B, Commission District 1. **Staff Assignment Andrew Strickland. (Tabled from the 4/21/16 PC Meeting)**
      - 2. **Colonnades at Riverwood**, located off of General Wood Parkway, zoned PUD (Planned Unit Development), 29 lots, 12.39 +/- acres, Tax Map 058 Parcel 134C, Commission District 3. **Staff Assignment Andrew Strickland. (Tabled from the 4/21/16 PC Meeting)**
    - b. Preliminary Plat
      - 1. None

- c. Final Plat
  - 1. None
- d. Public Hearings
  - 1. **VA16-04-06, (Public Hearing)**, Variance to Section 90-140 *Landscaping*, Tax Map 084 Parcel 006C, 24.92+/- acres, located at 600 Stevens Creek Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
  - 2. **VA16-05-01, (Public Hearing)**, Variance to Sections 90-98 *List of Lot and Structure Requirements*, and 90-99 *Corridor Protection Overlay District Design Criteria*, Tax Map 074A Parcel 019A, 0.512+/- acres, located at 4050 Jimmie Dyess Parkway. *Commission District 2. Staff Assignment Will Butler.*
  - 3. **VA16-05-02, (Public Hearing)**, Variance to Section 90-98 *List of Lot and Structure Requirements*, Tax Map 073 Parcel 377, 0.62+/- acres, located at 624 Ponder Place Drive, and Tax Map 073 Parcel 378, 0.55+/- acres, located at 625 Ponder Place Drive. *Commission District 3. Staff Assignment Danielle Bolte.*
- e. Text Amendments
  - 1. **TA16-04-01** Section 90-9, *Definitions*. *Staff Assignment, Andrew Strickland.*
  - 2. **TA16-04-02** Section 90-50, *List of Permitted Uses*. *Staff Assignment, Andrew Strickland.*
  - 3. **TA16-04-03** Section 90-97, *List of Permitted Uses*. *Staff Assignment, Andrew Strickland.*
  - 4. **TA16-04-04** Section 90-139, *Buffers*. *Staff Assignment, Andrew Strickland.*
  - 5. **TA16-04-05** Section 90-140, *Landscaping*. *Staff Assignment, Andrew Strickland.*
  - 6. **TA16-04-06** Section 90-145, *List of Recommended Trees*. *Staff Assignment, Andrew Strickland.*
  - 7. **TA16-04-07** Section 90-141, *Tree Protection*. *Staff Assignment, Andrew Strickland.*
- f. Items Added (which need immediate action or have not gone before Committee)
  - 1. **Temporary Use Permit**, Tax Map 062 Parcel 2651, to extend for one-year, located at 893 Husk Box Way. *Commission District 2. Staff Assignment, Danielle Bolte.*

- I. LEGAL MATTERS ..... County Attorney Driver
- J. STAFF AND COMMISSIONER COMMENTS ..... Chairman Cox
- K. PUBLIC COMMENTS AND PARTICIPATION ..... Chairman Cox

The next scheduled Planning Commission meeting is May 19, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



# VARIANCE

FILE: VA15-05-02

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

Tabled to April 21, 2016

Tabled to May 5, 2016

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 072 Parcel 224
Address/Location	4403 Washington Road
Acreage (+/-)	1.26 +/- acres
Current Zoning	C-2 (General Commercial)
Existing Use	Gas Station/Restaurant
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

## Executive Summary:

*The applicant has requested to withdraw this application without prejudice.*

Applicant AAA Sign Co., Inc., and owner Circle K Stores Inc. request a variance from Section 90-135 Signs for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

The parcel in question is located on the north side of Washington Road in the Evans Town Center Overlay District. Surrounding properties are all zoned C-2 (General Commercial).

The applicant is proposing to replace one of the two signs on the property. The existing double pole sign on the corner of Washington Road and Faircloth drive would be replaced with a monument style sign with masonry base. The proposed new sign is a total of 111 square feet, with 96 square feet of sign face.

County code permits signs in C-2 districts in Evans Town Center to have 60 square feet of sign face area and an additional 110 square feet of sign structure area. The proposed sign exceeds the total sign face area by 36 square feet.

The property in question has an existing second sign that will not be replaced as well as an existing billboard. Since the property in question does have two road frontages, two signs are permitted. However, billboards are not permitted to be constructed or maintained in Evans Town Center. If the variance is approved, staff would recommend requiring the removal of the existing billboard as a condition of the approval. If this condition is not amenable to the applicant, then staff would recommend disapproval of the variance request.



# VARIANCE

FILE: VA15-05-02

May 7, 2015  
Tabled to August 6, 2015  
Tabled to December 3, 2015  
Tabled to April 21, 2016  
Tabled to May 5, 2016

Variance

Staff recommends **approval with conditions** of the request for a variance from Section 90-135 *Signs* for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

### Planning:

The existing billboard must be removed prior to the issuance of a sign permit for the new freestanding sign.

### Water and Sewer:

The new sign must be outside of the easement area.

## Comments:

### Board of Education:

This has no impact on the school system.

### School Zone Information:

Elementary – River Ridge Elementary

Middle – Riverside Middle

High – Lakeside High

Commercial properties being built create high volumes of traffic which impact bus routes during morning and afternoon drop off.

### Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign must be installed minimum 5' outside Columbia County and DOT R/W

### Fire Marshal:

To comply with applicable fire codes.

### Water and Sewer:

There is an existing water main and utility easement at the location of the proposed sign, as shown on the site plan exhibit.



# VARIANCE

FILE: VA15-05-02

May 7, 2015  
Tabled to August 6, 2015  
Tabled to December 3, 2015  
Tabled to April 21, 2016  
Tabled to May 5, 2016

Variance

## Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**  
There are no special circumstances or conditions unique to this property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**  
Strict application would not deprive the applicant of the intended use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**  
There are no conditions peculiar to this site that prevent strict application of the sign code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**  
The proposal would not be physically injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**  
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**  
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**  
So noted.



# VARIANCE

FILE: VA15-05-03

May 7, 2015  
Tabled to August 6, 2015  
Tabled to December 3, 2015  
Tabled to April 21, 2016  
Tabled to May 5, 2016

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 078 Parcel 060B
Address/Location	695 Furys Ferry Road
Acreage (+/-)	0.9 +/- acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Use	Gas Station/Convenience Store
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Disapproval

## Executive Summary:

*The applicant has requested to withdraw this application without prejudice.*

Applicant AAA Sign Co., Inc., and owner Eastmoor Acres Realty Co., Inc., request a variance from Section 90-135 Signs for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.

The parcel in question is located on the northeast corner of the intersection of Evans to Locks Road and Furys Ferry Road. Nearby properties are zoned C-1 (Neighborhood Commercial) and PUD (Planned Unit Development).

There are two existing monument signs on the property that the applicant is proposing to replace with monument style signs with masonry bases. The existing signs are 224 square feet each with 110 square feet of sign face. The new signs as proposed are 59.9 square feet with 50 square feet of sign face.

For C-1 (Neighborhood Commercial) properties in the Community Sign Overlay district, signs are permitted 40 square feet of sign face with an additional 60 square feet of sign structure. The applicant's proposed signs meet the overall sign area requirements but exceed the permitted sign face area by 10 square feet. The applicants have not provided sufficient justification for the granting of the variance.

Staff recommends **disapproval** of the request for a variance from Section 90-135 Signs for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.





# VARIANCE

FILE: VA15-05-03

May 7, 2015  
Tabled to August 6, 2015  
Tabled to December 3, 2015  
Tabled to April 21, 2016  
Tabled to May 5, 2016  
Variance

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

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### Water Utility:

The sign on Furys Ferry Road shall not be located within the existing 20' utility easement.

## Comments:

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### Board of Education:

School Zone Information:

Elementary – Stevens Creek Elementary  
Middle – Stallings Island Middle  
High – Lakeside High

This will not impact the school system.

### Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign's must be installed minimum 5' outside Columbia County and DOT R/W

### Fire Marshal:

To comply with applicable fire codes.

### Water Utility:

Water Utility has an existing sanitary sewer main near the location of the sign on Furys ferry Road.



# VARIANCE

FILE: VA15-05-03

May 7, 2015  
Tabled to August 6, 2015  
Tabled to December 3, 2015  
Tabled to April 21, 2016  
Tabled to May 5, 2016  
Variance

## Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**  
There are no circumstances or conditions unique to the property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**  
Strict application would not deprive the applicant of the intended use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**  
There are no conditions peculiar to this site that would prohibit strict adherence to the Code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**  
The proposal would not be physically injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**  
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**  
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**  
So noted.





# CONCEPTUAL PLAN

May 5, 2016

AVENEL PLACE

## Property Information

Subdivision Name	Avenel Place
Location/address	Off Furys Ferry Road
Tax Map / Parcel	Tax Map 081A Parcel 048B
Total Acreage	5.75 acres
Number of lots/units	43
Zoning	T-R (Townhome Residential) (RZ04-06-04)
Owner/Developer	KHO Development, LLC
Commission District	District 1 (Duncan)
Recommendation	Disapproval

## Summary and Recommendation

Applicant KHO Development, LLC, has submitted for approval a conceptual site plan for Avenel Place, a townhome development to be located off of Furys Ferry Road. The site consists of one parcel, Tax Map 081A Parcel 048B, 5.75 +/- acres, currently zoned T-R (Townhome Residential).

This property was rezoned in 2004 (RZ04-06-04) to T-R (Townhome Residential) with the following conditions applicable to the concept plan:

1. A deceleration lane into the project is recommended (Sheriff)
2. Opaque buffers are required along all property lines except the street frontage (Planning)

The submitted conceptual plan provides a total of 43 units for a density of 7.48 units per acre, which does comply with the density requirements of the T-R district. Structural buffers are provided along the north and south property lines and a natural buffer is provided along the west property line in compliance with the above zoning condition.

The T-R district additionally requires that 10% of the site be set aside as usable open space, with a portion of this required to be active open space with play equipment suitable for children; a total of 2.4 acres of open space is provided in the development, although much of this is in the stormwater ponds and would not be considered usable. A 0.07 acre playground has been proposed adjacent to Fury's Ferry Road; staff would suggest that this location be reconsidered due to the high volume of traffic on Furys Ferry Road and moved more interior to the development for the safety of the children using it and to provide a more pleasant recreational atmosphere than adjacent to a busy arterial road.

Although there are sidewalks and bike lanes along Furys Ferry Road, the developer is not proposing to install sidewalks within this development due to the tight space on the site. This site lies just outside the Evans to Locks – Furys Ferry node and would benefit from connecting to the existing



May 5, 2016

# CONCEPTUAL PLAN

## AVENEL PLACE

pedestrian and bike facilities. The developer would not be expected to install bike lanes on low-speed low-traffic residential streets such as those proposed, but it is not unreasonable to provide sidewalks on at least one side of the road to provide the desirable connection to the existing sidewalks and access to the businesses and activities within the adjacent node.

Staff recommends **disapproval** of the conceptual plan as currently presented with recommendations to revise the playground location and provide sidewalk connection to Furys Ferry Road.

## Interdepartmental Review

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A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

## Comments:

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### GIS:

An AutoCAD drawing file is not required to be submitted at this time. However, all development plans are required to be drawn in North American Datum 1983 State Plane Georgia East (feet) with two state plane benchmarks and a benchmark or temporary benchmark referencing NAVD88 elevation noted. A drawing file in state plane coordinates is required to be submitted during preliminary plan review.

COLUMBIA COUNTY  
GEORGIA



# CONCEPTUAL PLAN

## COLONNADES AT RIVERWOOD

### Property Information

Subdivision Name	The Colonnades at Riverwood
Location/address	Off General Wood Parkway
Tax Map / Parcel	Tax Map 058 Parcel 134C
Total Acreage	12.39 acres
Number of lots/units	29
Zoning	PUD (Planned Unit Development)
Owner/Developer	Riverwood Land, LLC
Commission District	District 3 (Richardson)
Recommendation	Approval

### Summary and Recommendation

Applicant Riverwood Land, LLC, has submitted for approval a conceptual site plan for The Colonnades at Riverwood, a single family neighborhood located off of General Wood Parkway. The site consists of a portion of one parcel, Tax Map 058 Parcel 134C, totaling 12.39 +/- acres, currently zoned PUD (Planned Unit Development).

The property was originally rezoned in 2005. A major revision was completed earlier this year which revised the use of this portion from Traditional Neighborhood Development and Townhomes to the P-R3 single family use. Lots in the P-R3 district are required to be at least 4000 square feet, with side and rear setbacks of 5 feet and a front setback of 25 feet from the right of way. The setbacks listed in the conceptual narrative will need to be revised to reflect the correct front setback requirement – 25 feet from the right of way, rather than 20 feet.

The 29 proposed lots are laid out along a loop road, tying into General Wood Parkway at both ends, with the eastern end connecting across from Franklin Ridge Road. Lining up these access points is desirable for traffic safety and control. Sidewalks are to be provided on both sides of the road.

Design guidelines are proposed for the neighborhood, including a minimum house size of 1600 square feet, the encouragement of front porches, and limitations on the exterior materials to be used. All lots will be required to be landscaped, with an underground irrigation system and a minimum of 3 trees.

Over 6 acres of open space is provided including buffers from the surrounding roads and neighborhoods. A minimum 50 foot undisturbed buffer is provided from the Lake Cumberland subdivision, with an additional 50 foot buffer provided from General Wood Parkway. A large



# CONCEPTUAL PLAN

## COLONNADES AT RIVERWOOD

undisturbed area is to be left between the proposed development and Washington Road to provide buffering on this side.

Staff recommends **approval** of the conceptual plan for the Colonnades at Riverwood.

## Interdepartmental Review

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A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

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### Planning:

The front setback in the narrative must be revised to 25 feet from the right of way to meet the approved PUD narrative.

## Comments:

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### Geographic Information Systems:

1. Please submit a road name for approval.
2. Although an AutoCAD drawing file is not required at this stage of review, please note that a DWG in state plane (NAD 83, Georgia, East, feet) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation is required for approval during preliminary plan review.

### Environmental Services:

1. Location of all wetlands. Provide copy of Jurisdictional Determination or Permit from the USACE (Area of potential wetlands was determined on site. This area was not shown on plan. JD is required)
2. Location of all state waters and applicable undisturbed buffer (State Waters requiring a 25 ft. Undisturbed Buffer was determined on site. These State Waters are not shown on the plan)

### Fire Marshal:

Fire hydrants to be maximum 1,000 ft apart measured by roadway.

### Flood Plain:

1. Site visit required to determine the presence and location of state waters.
2. Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by



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# CONCEPTUAL PLAN

## COLONNADES AT RIVERWOOD

correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.





# VARIANCE

May 5, 2016

FILE : VA16-04-06

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 084 Parcel 006C
Address/Location	600 Stevens Creek Road
Acreage (+/-)	24.92 +/- acres
Current Zoning	R-2 (Single Family Residential) / M-2 (General Industrial) / S-1 (Special)
Existing Use	Stevens Creek Church
Request	Variance to Section 90-140 Landscaping
Commission District	District 1 (Duncan)
Recommendation	Approval

## Summary and Recommendation

Owner Stevens Creek Church, Inc., and applicant Jerry Ashmore request a variance to Section 90-140 *Landscaping* for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road, to permit the condition of the existing parking lots.

The property in question is located on the east side of Stevens Creek Road and is currently split-zoned, with the main part of the property having been zoned S-1 (Special) for Stevens Creek Church in 1996 (RZ96-07-03). The southwest and northeast corners of the property have remained R-2 (Single Family Residential), while the southeast corner is currently zoned M-2 (General Industrial). A rezoning request has been submitted to correct the zoning for the property (RZ16-04-01). Surrounding properties are zoned M-2 and for single family residential use.

A rezoning and major plan revision is being processed concurrently with this variance request. The church is expanding their parking lot and driveway as part of the revision, which triggers Section 90-132 regarding non-conforming properties. Several of the existing church lots were installed without tree islands or with fewer trees than required under Section 90-140; since the church is not planning any work to the existing parking areas, the applicant is requesting a variance to the landscaping requirements for the existing lots only to avoid having to bring these parking lots into compliance as part of the expansion of their facilities. Since the intent of the parking lot and driveway expansion is to ease currently congested parking and traffic conditions, requiring removal of parking spaces would be counter to the church's intent in requesting the plan revision.

The intent of Section 90-140 is twofold; aesthetics and reduction of the heat island effect by shading of impervious surfaces. In this case, the development of the property has retained large numbers of trees and has provided attractive landscaping in sections of the parking lot, particularly around the main entrance to the church, both of which aid in achieving the intent of the section. Staff is therefore comfortable with the variance request.





# VARIANCE

May 5, 2016

FILE : VA16-04-06

Variance

Staff recommends **approval** of the variance to Section 90-140 *Landscaping* for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road, to permit the condition of the existing parking lots.

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Comments:

### Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsted vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

### Fire Marshal:

To comply with applicable fire codes.

### Planning:

1. No other variances from Code have been expressed or implied.
2. The variance, if granted, applies only to the pre-existing lots; any new lots constructed must meet the requirements of Section 90-140.

### Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater quality will be required.

### Water and Sewer:

Water service is available to the properties requested for rezoning. A sewer extension would be required to provide sewer service. Any conflicts with the existing water main resulting from the widening of the entrance road will be resolved at the Owner's expense.

## Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

This is a rather large property developed in a primarily residential area. The developers have retained large numbers of trees around the borders of the property.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application would require the applicant to install additional landscape islands in the existing parking lots; this would not deprive the applicant of reasonable use of the land.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Strict adherence to the requirements of this chapter would not cause the owner unnecessary hardship. It would require the removal of some asphalt and parking spaces to provide the landscape islands, and would impact the benefits of the proposed parking lot expansion.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The variance would meet the general purposes of this chapter. The existing tree cover on the site and the existing landscaping are sufficient to meet the purpose.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

The applicant has met this burden.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.



# VARIANCE

May 5, 2016

FILE : VA16-05-01

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 074A Parcel 019A
Address/Location	4050 Jimmie Dyess Parkway
Acreage (+/-)	0.512 +/- acres
Current Zoning	C-2 (General Commercial)
Existing Use	Vacant
Request	Variances to Section 90-98 <i>List of Lot and Structure Requirements</i> & 90-99 <i>Corridor Protection Overlay District</i>
Commission District	District 2 (Allen)
Recommendation	Approval with Condition

## Summary and Recommendation

Owner Charles M. White and applicant Billy Franke request variances to Sections 90-98 *List of Lot and Structure Requirements* and 90-99 *Corridor Protection Overlay District* for Tax Map 074A Parcel 019A, 0.512 +/- acres located at 4050 Jimmie Dyess Parkway, currently zoned C-2 (General Commercial) to decrease the front setback to 110 feet from the centerline of Jimmie Dyess Parkway and to permit the existing chain link fencing to remain in place.

The subject property is zoned C-2 General Commercial and adjacent properties to the North, South, and West are zoned C-2 as well with commercial uses on the properties. The property to the East is zoned S-1 Special for an existing church. In addition, the subject property is within the Belair Road Corridor Protection Overlay District.

The applicant requests a variance to Section 90-98 *List of Lot and Structure Requirements* to decrease the front setback to 110 feet from the centerline of Jimmie Dyess Parkway. The rationale provided by the applicant is that the property has not changed, but that the road has changed classification and subsequently enlarged the right of way which changed the front setback. Staff agrees with this rationale presented by the applicant and is comfortable with the request.

The second variance request is to Section 90-99 *Corridor Protection Overlay District* to permit the existing chain link fence to remain in place. The property is currently nonconforming and when a new use is established must be brought up to code or apply for a variance. Staff is comfortable with the existing chain link around the north, south, and east property lines due to the existing landscaping providing a buffer to the adjacent properties. However, the chain link fencing at the front or western end of the property is of concern since it is visible from Jimmie Dyess Parkway. Staff recommends that the existing fence be painted green to better blend in with its surroundings.



# VARIANCE

May 5, 2016

FILE : VA16-05-01

Variance

Staff recommends **approval with condition** of the variances to Section 90-98 *List of Lot and Structure Requirements* and Section 90-99 *Corridor Protection Overlay District* for Tax Map 074A Parcel 019A, 0.512 +/- acres located at 4050 Jimmie Dyess Parkway, currently zoned C-2 (General Commercial) to decrease the front setback to 110 feet from the centerline of Jimmie Dyess Parkway and to permit the existing chain link fencing to remain in place.

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

### Condition:

**Planning:**

Chain link fencing at the front of the property shall be painted green so as to better blend in with its surroundings.

### Comments:

**Building Standards:**

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

**Fire Marshal:**

To comply with applicable fire codes.

**Planning:**

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

## Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

The majority of structures in the area are not as close to the road as this property, but they are also newer structures. The parcel to the north does have a building on it that would have to go through a similar request since it is also nonconforming.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Due to the nonconforming nature of the property and the fact that it lost its "grandfathered" provision, the property is required to be brought up to code or request a variance. This application is to satisfy that requirement.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Without a variance or bringing the site up to code, the building could not be occupied by another business. Therefore, this request is to satisfy that requirement.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The front setback variance should not have any impact on adjacent parcels. The requested variance to keep the chain link fence should have little impact on adjacent parcels with the recommended condition. In staff's opinion a balancing of the public welfare with the applicant's request is suitable and preferred.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion the applicant has provided enough justification for the variance.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.





# VARIANCE

May 5, 2016

FILE : VA16-05-02

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 073 Parcels 377 and 378
Address/Location	624 and 625 Ponder Place Drive
Acreage (+/-)	1.17 +/- acres
Current Zoning	P-1 (Professional)
Existing Use	Vacant
Request	Variance to Section 90-98 <i>List of Lot and Structure Requirements</i>
Commission District	District 3 (Richardson)
Recommendation	Approval

## Summary and Recommendation

Owner and applicant Euchee Creek Development Co. requests variances to Section 90-98 *List of Lot and Structure Requirements* for two parcels, Tax Map 073 Parcels 377 and 378, totaling 1.17 +/- acres located at 624 and 625 Ponder Place Drive, currently zoned P-1 (Professional) to remove the Evans Town Center maximum setback requirement from the two lots.

The properties in question are part of a professional office complex located off of North Belair Road, adjacent to the Evans Town Center PUD (Planned Unit Development) and the Connemara subdivision, also zoned PUD. Nearby land uses are primarily professional and residential in nature, but do include some commercial.

The properties are located within the Evans Town Center Overlay District, which establishes both a minimum and a maximum setback. The maximum setback for properties located off of local streets such as Ponder Place Drive is 55 feet from the centerline of the road, or 30 feet from the property line in this case.

The two parcels are located on the cul-de-sac at the end of Ponder Place Drive. The applicant has provided the rationale that maintaining a maximum 30 foot setback on these lots would be difficult due to the radial shape of the lots. Additionally, the existing buildings in the office park are approximately 100 feet from the centerline of the road. Staff agrees with this reasoning and is comfortable with the request.

Staff recommends **approval** of the variances to Section 90-98 *List of Lot and Structure Requirements* for two parcels, Tax Map 073 Parcels 377 and 378, 1.17 +/- acres located at 624 and 625 Ponder Place Drive, currently zoned P-1 (Professional) to remove the Evans Town Center maximum setback requirement from the two lots.





# VARIANCE

May 5, 2016

FILE : VA16-05-02

Variance

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

### Comments:

#### **Building Standards:**

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

#### **Fire Marshal:**

To comply with applicable fire codes.

#### **Planning:**

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

#### **Water and Sewer:**

No permanent structures, trees or large shrubs can be located within the utility easement areas.

## Criteria for Evaluation of Variance Proposal

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- 1. There are special circumstances or conditions unique to the property that do not generally apply to the district.**  
The parcel is located on a cul-de-sac, so it is different from nearby lots that are not located on a cul-de-sac and more difficult to meet existing standards without a variance.
- 2. The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**  
The property could still be developed. However, it would pose significant difficulty with the existing setback and also limits the use of the site.
- 3. Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**



# VARIANCE

May 5, 2016

FILE : VA16-05-02

Variance

The location on a cul-de-sac does limit the usability of the front portion of the lots. Staff is not aware of any topographical issues with the site.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The front setback removal will not be injurious to the neighborhood and will allow the proposed buildings to be built in a similar fashion to existing buildings.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion, the applicant has provided enough justification for the variance.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.

COLUMBIA COUNTY  
GEORGIA



# TEXT AMENDMENT

May 5, 2016

TA16-04-01

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article I, In General
Amendment	Section 90-9 Definitions
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-12
DAB Recommendation	N/A
Staff Recommendation	Approval

## Summary and Recommendation

Clarifies what can be counted as open space and includes mass grading reference.

- Stormwater infrastructure cannot be counted as open space, unless it's part of a low-impact system or natural recharge area
- Utility easements cannot be counted as open space, unless they contain a trail or other amenity
- Mass-graded slopes steeper than 6:1 cannot be counted as open space

Staff recommends **approval**.



# TEXT AMENDMENT

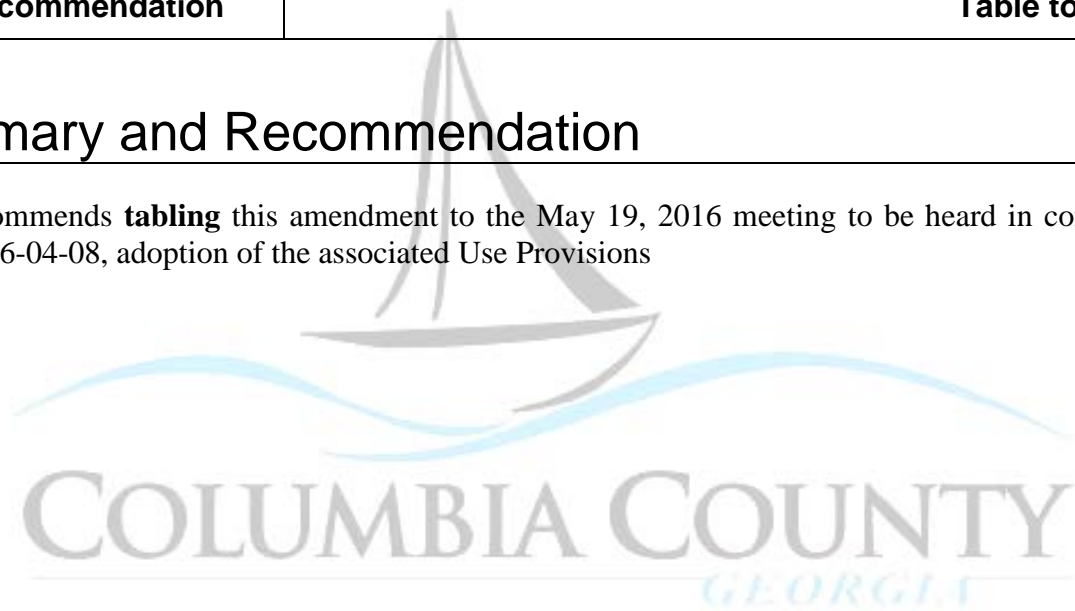
May 5, 2016

TA16-04-02

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article II, Residential Districts
Amendment	Section 90-50 List of Permitted Uses
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-14
DAB Recommendation	N/A
Staff Recommendation	Table to May 19

## Summary and Recommendation

Staff recommends **tabling** this amendment to the May 19, 2016 meeting to be heard in conjunction with TA16-04-08, adoption of the associated Use Provisions





# TEXT AMENDMENT

May 5, 2016

TA16-04-03

## Text Amendment Information

Chapter	Chapter 90, Zoning, Article III, Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts
Amendment	Section 90-97 List of Permitted Uses
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-13
DAB Recommendation	N/A
Staff Recommendation	Table to May 19

## Summary and Recommendation

Staff recommends **tabling** this amendment to the May 19, 2016 meeting to be heard in conjunction with TA16-04-08, adoption of the associated Use Provisions

COLUMBIA COUNTY  
GEORGIA



# TEXT AMENDMENT

May 5, 2016

TA16-04-04

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article IV, Supplemental Requirements
Amendment	Section 90-139 Buffers
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-08
DAB Recommendation	N/A
Staff Recommendation	Approval

## Summary and Recommendation

Clarifies buffer requirements.

- Removes contradictory language
- Adds standards for screening dumpsters, utilities, storage lots, loading areas, etc.
- Adds language allowing small additions (25 percent of the overall floor area) to comply with landscaping reqs. only on the portion of the site affected by the addition

Staff recommends **approval** of the amendment to Chapter 90, Article IV, Section 90-139 Buffers.





# TEXT AMENDMENT

May 5, 2016

TA16-04-05

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article IV, Supplemental Requirements
Amendment	Section 90-140 Landscaping
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-09
DAB Recommendation	N/A
Staff Recommendation	Approval

## Summary and Recommendation

Revises and clarifies landscape requirements.

- Adds language allowing small additions (25 percent of the overall floor area) to comply with landscaping reqs. only on the portion of the site affected by the addition
- Requires landscape strips with shrubs along all frontages, not only in front of parking lots
- Requires shrubs as part of interior parking lot landscaping
- Adds standards for street trees, if used in development

Staff recommends **approval** of the amendment to Chapter 90, Article IV, Section 90-140 Landscaping.



# TEXT AMENDMENT

May 5, 2016

TA16-04-06

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article IV, Supplemental Requirements
Amendment	Section 90-145 List of Recommended Trees
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-11
DAB Recommendation	N/A
Staff Recommendation	Approval

## Summary and Recommendation

Updates and simplifies the list of recommended trees.

- Adds denotation for recommended street trees
- Specifies prohibited trees

Staff recommends **approval** of the amendment to Chapter 90, Article IV, Section 90-145 List of Recommended Trees.

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# TEXT AMENDMENT

May 5, 2016

TA16-04-07

Text Amendment Information	
Chapter	Chapter 90, Zoning, Article IV, Supplemental Requirements
Amendment	Section 90-141 Tree Protection
Date Initiated by Planning Commission	April 21, 2016
Ordinance Number	16-10
DAB Recommendation	N/A
Staff Recommendation	Approval

## Summary and Recommendation

Moves tree protection standards from Chapter 34 to Chapter 90, and updates language.

- New metric for calculating tree density requirements that gives more credit for saving existing tree cover
- Clarifies standards for protecting trees during construction and maintaining trees throughout their lifecycle

Staff recommends **approval** of the amendment to Chapter 90, Article IV, Section 90-141 Tree Protection.



# TEMPORARY USE PERMIT

May 5, 2016

Property Information	
Tax Map/Parcel ID	062 2651
Address/Location	893 Husk Box Way
Parcel Size	2.70 +/- acres
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Undeveloped
Request	Temporary Construction Trailer
Commission District	District 4 (Morris)
Recommendation	Approval

## Summary and Recommendation

Owner Plamondon Hospitality Partners and applicant Pinkerton & Laws of Georgia, Inc. request the renewal of a temporary use permit for a construction trailer located on the property at 893 Husk Box Way (Tax Map 062 Parcel 2651I). This trailer is being used for the construction of the Home 2 Suites hotel project on the adjacent property, 903 Husk Box Way (Tax Map 062 Parcel 2652). The property is currently zoned PUD (Planned Unit Development). The applicant submitted permission from the property owner to place the trailer on the adjacent parcel with their original application.

The site is to be developed as a new hotel. The applicant is requesting to retain a 12-foot by 44-foot trailer on the site to use as an office during the construction process.

The applicant's request does not require an advertised public hearing or review by the Board of Commissioners. If approved, the permit will expire in one (1) year. The temporary trailer must meet all required setbacks.

This is the applicant's first request for renewal of this permit.

Staff recommends **Approval** in accordance with the Temporary Use Permit Ordinance.